

In re:
Ming Lie
Ki Ki Lie
Debtors

Case No. 18-11814-mdc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Apr 08, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 10, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Ming Lie, Ki Ki Lie, 2314 S. 21st Street, Philadelphia, PA 19145-3418

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 10, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 8, 2022 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. andrew.spivack@brockandscott.com, wbecf@brockandscott.com
JAMES A. PROSTKO	on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. paeb@fedphe.com
JEREMY J. KOBESKI	on behalf of Creditor LSF10 Master Participation Trust jkobeski@grenenbirsic.com
JEROME B. BLANK	on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. paeb@fedphe.com
JEROME B. BLANK	on behalf of Creditor LSF10 MASTER PARTICIPATION TRUST paeb@fedphe.com
JEROME B. BLANK	

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on behalf of Creditor Ditech Financial LLC paeb@fedphe.com

KENNETH E. WEST

ecfemails@ph13trustee.com philaecf@gmail.com

KEVIN G. MCDONALD

on behalf of Creditor Ditech Financial LLC bkgroup@kmlawgroup.com

KEVIN G. MCDONALD

on behalf of Creditor DITECH FINANCIAL LLC bkgroup@kmlawgroup.com

LAUREN MOYER

on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust lmoyer@friedmanvartolo.com

LORRAINE GAZZARA DOYLE

on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust ldoyle@milsteadlaw.com, bankruptcy@friedmanvartolo.com

MARIO J. HANYON

on behalf of Creditor LSF10 MASTER PARTICIPATION TRUST wbecf@brockandscott.com
mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. wbecf@brockandscott.com,
mario.hanyon@brockandscott.com

REBECCA ANN SOLARZ

on behalf of Creditor LSF10 MASTER PARTICIPATION TRUST bkgroup@kmlawgroup.com rsolarz@kmlawgroup.com

THOMAS SONG

on behalf of Creditor THE BANK OF NEW YORK MELLON et. al. tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor DITECH FINANCIAL LLC tomysong0@gmail.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

ZACHARY PERLICK

on behalf of Debtor Ming Lie Perlick@verizon.net pireland1@verizon.net

ZACHARY PERLICK

on behalf of Joint Debtor Ki Ki Lie Perlick@verizon.net pireland1@verizon.net

ZACHARY PERLICK

on behalf of Plaintiff Ki Ki Lie Perlick@verizon.net pireland1@verizon.net

ZACHARY PERLICK

on behalf of Plaintiff Ming Lie Perlick@verizon.net pireland1@verizon.net

TOTAL: 21

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE:	Ming Lie	Case No.: 18-11814-mdc
	Ki Ki Lie	
	Debtors	Chapter: 13
	SN Servicing Corporation as	Judge: Magdeline D. Coleman
	servicer for U.S. Bank Trust	
	National Association, as Trustee of	
	the Bungalow Series IV Trust	
	Movant	
	v.	
	Ming Lie	
	Ki Ki Lie	
	Kenneth E. West - Trustee	
	Respondents	

CONSENT ORDER RESOLVING MOTION TO VACATE STAY

The consent order set forth on the following pages, numbered two (2) through three (3), is hereby **ORDERED**.

Applicant: SN Servicing Corporation as servicer for U.S. Bank Trust National
Association, as Trustee of the Bungalow Series IV Trust
Applicant's Counsel: Friedman Vartolo LLP
Debtor's Counsel: Zachary Perlick, Esquire
Property (Collateral): 2314 S 21st St, Philadelphia, PA 19145-3418
Relief Sought:
• Relief from Automatic Stay

For good cause shown, it is **ORDERED** that Applicant's Motion is resolved, subject to the following conditions:

1. Status of Arrearages:

- The Debtor is due for 3 months, **February 1, 2022, through April 1, 2022**
- The Debtor is due for 3 payment at **\$1,732.63**.
- The Debtor is due for Attorney's fees and costs of **\$1,238.00**.
- Accrued Late Charges of **\$234.24**
- Suspense Balance is **\$1,391.89**

Total Arrearages Due: **\$5,278.24**

2. Cure for Post-Petition Arrearages:

- Beginning on **May 1, 2022**, additional monthly cure payments shall be made in the amount of **\$879.70** for 5 months.
- On **October 1, 2022**, an additional monthly cure payment of **\$879.74** shall be made.
- Beginning on **May 1, 2022**, regular monthly payments shall resume in the amount of **\$1,732.63**, or as further defined by the terms of the Note, Mortgage, or any payment change notices.

3. Payments to the Secured Creditor shall be made to the following address:

Payments: SN Servicing Corporation
P.O. Box 660820
Dallas, TX 75266

In the event of default:

If the Debtor fails to make the regular monthly payments within thirty (30) days of the date the payments are due or fails to file a modified plan to cure the post-petition arrears within fourteen (14) days, then the Secured Creditor may send Debtor and Debtor's attorney a notice of default, and the Debtor shall have ten (10) days from the date of the notice to cure said default. If the default is not cured timely cured, Movant may obtain an Order Vacating the Automatic Stay as to the Collateral by filing, with the Bankruptcy Court, Certification specifying the Debtor's failure to comply with this Order. At the time the Certification is filed with the Court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtor, and the Debtor's Attorney.

The undersigned hereby consent to the form and entry of the foregoing order.

/s/ Zachary Perlick
Zachary Perlick, Esquire
Attorney for Debtor

/s/ Lauren M. Moyer
Lauren M. Moyer, Esquire
Attorney for Secured Creditor

/s/ Jack K. Miller for

Kenneth E. West
Trustee

* No objection to its terms,
without prejudice to any of our
rights and remedies

BY THE COURT:


MAGDELINE D. COLEMAN
CHIEF U.S. BANKRUPTCY JUDGE

April 8, 2022